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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**28 PRINS AVENUE
WISBECH
PE13 3HU**

THE PROPERTY: MODERN TWO BEDROOM END TERRACED HOUSE WITH GREAT POTENTIAL! *FITTED KITCHEN WITH BUILT-IN OVEN AND HOB (test advised) *ENCLOSED GARDENS TO REAR *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *IDEAL FIRST TIME BUY OR AS A POTENTIAL BUY-TO-LET!

THE PRICE: **£169,995** **FREEHOLD EPC BAND D**

REF. 9010

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 9010 28 PRINS AVENUE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken, Follow the road all the way to the third set of traffic lights and turn left into Walton Road. Then turn immediately first left into Waterlees Road, then turn first left into Prins Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

LOUNGE/DINER: 13'10" (max) x 13'3" (max) With stairway off.

KITCHEN/BREAKFAST ROOM:

13'8" (max) x 8'5" (max) With laminate floor, range of wall cupboards, Worcester gas fired wall mounted C/H boiler, space/plumbing for automatic washing machine, inset stainless steel single drainer sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, built-in gas hob, built-in electric oven, electric hob hood, part tiled walls.

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With pedestal wash basin with tiled splash back, low level w.c., panelled bath with mixer tap and shower attachment, part tiled walls, shaver point.

BEDROOM NO 1: 10'9" (max) x 10'2" (max) With built-in double wardrobe/cupboard.

BEDROOM NO 2: 10'5" (max) x 6'9" (max) With access to loft.

OUTSIDE:

SECURITY LIGHT: COLD WATER TAP:

GARAGE: 16'10" (max) x 8'8" (max) With up and over door, power and lighting, personal door, joist storage.

GARDENS: To front, laid to lawn with a tarmac driveway/multi vehicle off road parking space. Enclosed gardens to rear laid to lawn with shrubs and a paved patio.



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